

A DECLARATORY RESOLUTION designating an  
"Economic Revitalization Area" under I.C. 6-  
1.1-12.1 for property commonly known as 2710  
Dwenger Avenue, Fort Wayne, Indiana 46803.  
(Acro Products, Inc.)

WHEREAS, Petitioner has duly filed its petition dated March  
3, 1994 to have the following described property designated and  
declared an "Economic Revitalization Area" under Section 153.02  
of the Municipal Code of the City of Fort Wayne, Indiana, of  
1993, as amended, and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein;

and

WHEREAS, said project will 70 permanent jobs for a total  
additional annual payroll of \$1,400,000, with the average new  
annual job salary being \$20,000; and

WHEREAS, the total estimated project cost is \$1,100,000; and

WHEREAS, it appears the said petition should be processed to  
final determination in accordance with the provisions of said  
Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE  
CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6,  
below, the property hereinabove described is hereby designated  
and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
12.1. Said designation shall begin upon the effective date of  
the Confirming Resolution referred to in Section 6 of this  
Resolution and shall continue for four years thereafter. Said  
designation shall terminate at the end of that four year period.

SECTION 2. That, upon adoption of the Resolution:

(a) Said Resolution shall be filed with the Allen County  
Assessor;

1 (b) Said Resolution shall be referred to the Committee on  
2 Finance and shall also be referred to the Department of  
3 Economic Development requesting a recommendation from  
4 said department concerning the advisability of  
5 designating the above designated area an "Economic  
6 Revitalization Area";

7 (c) Common Council shall publish notice in accordance with  
8 I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and  
9 substance of this resolution and setting this  
10 designation as an "Economic Revitalization Area" for  
11 public hearing;

12 (d) If this Resolution involves an area that has already  
13 been designated an allocation area under I.C. 36-7-14-  
14 39, then the Resolution shall be referred to the Fort  
15 Wayne Redevelopment Commission and said designation as  
16 an "Economic Revitalization Area" shall not be finally  
17 approved unless said Commission adopts a Resolution  
18 approving the petition.

19 **SECTION 3.** That, said designation of the hereinabove  
20 described property as an "Economic Revitalization Area" shall  
21 apply to a deduction of the assessed value of personal property  
22 for new manufacturing equipment.

23 **SECTION 4.** That, the estimate of the number of individuals  
24 that will be employed or whose employment will be retained and  
25 the estimate of the annual salaries of those individuals and the  
26 estimate of the value of new manufacturing equipment, all  
27 contained in Petitioner's Statement of Benefits, are reasonable  
28 and are benefits that can be reasonably expected to result from  
29 the proposed described installation of new manufacturing  
30 equipment.

31 **SECTION 5.** That, the current year approximate tax rates for  
32 taxing units within the City would be:



1 (a) If the proposed new manufacturing equipment is not  
2 installed, the approximate current year tax rates for  
3 this site would be \$9.3184/\$100.

4 (b) If the proposed new manufacturing equipment is  
5 installed and no deduction is granted, the approximate  
6 current year tax rate for the site would be  
7 \$9.3184/\$100 (the change would be negligible).

8 (c) If the proposed new manufacturing equipment is  
9 installed and a deduction percentage of eighty percent  
10 (80%) is assumed, the approximate current year tax rate  
11 for the site would be \$9.3184/\$100 (the change would be  
12 negligible).

13 **SECTION 6.** That, this Resolution shall be subject to being  
14 confirmed, modified and confirmed, or rescinded after public  
15 hearing and receipt by Common Council of the above described  
16 recommendations and resolution, if applicable.

17 **SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby  
18 determined that the deduction from the assessed value of the new  
19 manufacturing equipment shall be for a period of five (5) years.

20 **SECTION 8.** That, the benefits described in the Petitioner's  
21 Statement of Benefits can be reasonably expected to result from  
22 the project and are sufficient to justify the applicable  
23 deductions.

24 **SECTION 9.** That, this Resolution shall be in full force and  
25 effect from and after its passage and any and all necessary  
26 approval by the Mayor.

27   
28 Member of Council

29 APPROVED AS TO FORM AND LEGALITY

30   
31 J. Timothy McCaulay, City Attorney  
32



1529 Roy St.

EXHIBIT A

83-000555

PERSONAL REPRESENTATIVES' DEED

DEBORAH K. MARTIN and ELIZABETH M. MARTIN, Co-Personal Representatives of the Estate of Valette Martin, pursuant to the authority vested in said Personal Representatives under the Last Will and Testament of said Valette Martin, for and in consideration of the payment of one dollar (\$1.00) and other valuable consideration, CONVEY to DALE H. SCHERER and TOM MARTIN, partners doing business as D V T, the following real estate situated in Allen County, Indiana:

Part of the southeast quarter of Section 6, Township 30 North, Range 13 East, Allen County, Indiana, described as follows, to-wit:

Commencing on the north line of the right-of-way of the New York, Chicago & St. Louis Railway, at a point situated 264 feet north 74 degrees, 30 minutes west of the point of intersection of said right-of-way line by the east line of said Section 6 thence running north 74 degrees 30 minutes west along the aforesaid right-of-way line, 392.92 feet to its intersection by the east line of Edsall Avenue as opened by Declaratory Resolution No. 618..1929, by the Board of Public Works of the City of Fort Wayne, and recorded in Plat Book 13, page 123, in the Office of the Recorder of Allen County, Indiana, thence northwestward by a deflection right of 75 degrees 53 minutes, a distance of 224.47 feet to the north line of Dwenger Avenue, as in the plat of White's Fourth Addition recorded in the Office of the Recorder of Allen County, Indiana; thence northwestward by a deflection left of 71 degrees 41.5 minutes, a distance of 294.3 feet to a point on the north line of said Dwenger Avenue, Fort Wayne, Indiana, a distance of 120 feet southeast of the southeast corner of Lot No. 107 White's Fourth Addition to the City of Fort Wayne, Indiana, according to the plat thereof recorded in the Office of the Recorder of Allen County, Indiana; thence north 17 degrees 55 minutes east along what was formerly the east line of Lot No. 104 in said White's Fourth Addition to the City of Fort Wayne, Indiana, and the east lot line of what was formerly Lot No. 104 in said White's Fourth Addition to the City of Fort Wayne, Indiana, produced northeastward, a distance of 222 feet to the right high bank of the Maumee River, at a point situated 61 feet distance south 17 degrees 55 minutes west of the point of intersection of the water mark of the right bank of the said river by the said lot line as produced northeastward; thence on a line bearing south 64 degrees 09 minutes east of the said point on the right high bank of said river, and along the said right high bank of said river, a distance of 405.7 feet; thence continuing south 73 degrees 38 minutes east, along the river high bank, 149 feet, to the west line of the Stadler Products Company property, at a point situated 36 feet south 4 degrees 30 minutes west of the point of intersection of the water mark of said river by the following described course, extended northeastward; thence south 4 degrees 30 minutes west 339.8 feet to the centerline of a

ALLEN COUNTY RECORDER

1983 JAN 11 PM 12:43

*Virginia L. Young*

JULY ENTERED FOR TAXATION

JAN 11 1983

*Liloria J. Goggin*  
AUDITOR OF ALLEN COUNTY

*Dale Scherer*  
529 Roy St.  
City - 46

INSTRUMENT Q

65457.00  
C  
Bg



Commence on the north right-of-way line of the former New, Chicago & St. Louis Railroad, now the Norfolk & Western Railroad, at a point situated 264.0 feet North 74 degrees 30 minutes west of the point of intersection of said right-of-way line by the east line of said Section 6; thence running north 74 degrees 30 minutes west along the aforesaid right-of-way line, a distance of 392.92 feet to its intersection by the east line of Edsall Avenue as opened by Declaratory Resolution No. 618-1929, by the Board of Public Works of the City of Fort Wayne and recorded in Plat Book 13, page 123, in the Office of the Recorder of said county; thence north 0 degrees 23 minutes east along the east line of said Edsall Avenue, a distance of 189.1 feet; thence south 88 degrees 47 minutes east, a distance of 287.8 feet; thence south 4 degrees 30 minutes west, a distance of 211.7 feet; thence south 54 degrees 00 minutes east, a distance of 132.0 feet to the point of beginning; containing 1.49 acres of land. Being the property heretofore conveyed to Levin and Sons, Inc. by said partners.

Subject to all liens and encumbrances of record.

Subject to all easements and restrictions of record.

Subject to all taxes and assessments.

It is the intention of this Deed to divest the said Valette Martin and her estate of any interest that she might have in said partnership and real estate.

IN WITNESS WHEREOF, said DEBORAH K. MARTIN and ELIZABETH M. MARTIN, Co-Personal Representatives of the Estate of Valette Martin, deceased, have hereunto set their hands and seals this 15th day of October, 1982.

Deborah K. Martin  
DEBORAH K. MARTIN

Elizabeth M. Martin  
ELIZABETH M. MARTIN



Read the first time in full and on motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and duly adopted, read the second time by \_\_\_\_\_, title and referred to the Committee on \_\_\_\_\_ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

DATED: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Edmonds, seconded by \_\_\_\_\_, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>6</u>			<u>3</u>
BRADBURY	<u>✓</u>			
EDMONDS	<u>✓</u>			
MAQUINTA				<u>✓</u>
HENRY				<u>✓</u>
LONG				<u>✓</u>
MUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 4-26-94

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK  
Wendy Eschhoff, Deputy Clerk

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. R-20-94 on the 26th day of April, 1994

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK  
Wendy Eschhoff, Deputy Clerk

Don J. Schmitter  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 27th day of April, 1994, at the hour of 2:00 o'clock P. M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK  
Wendy Eschhoff, Deputy Clerk

Approved and signed by me this 22 day of May, 1994, at the hour of 9:43 o'clock P. M., E.S.T.

Paul Helmke  
PAUL HELMKE, MAYOR



# FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years \* (see below). The date this designation expires is \_\_\_\_\_.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements; ☐ Yes ☐ No
  2. Installation of new manufacturing equipment; ☐ Yes ☐ No
  3. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.
- D. The amount of deduction applicable to redevelopment or rehabilitation in an area designated after September 1, 1988 is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.
- E. Other limitations or conditions (specify) \_\_\_\_\_
- F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for:
- ☐ 5 years ☐ 10 years

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member) <i>Don J. Schneider</i>	Telephone number <i>(219) 427-1208</i>	Date signed (month, day, year) <i>4-26-94</i>
Attested by: <i>Richard E. Kennedy - City Clerk</i>	Designated body <i>Common Council</i>	

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5 Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT		
For Deductions Allowed Over A Period Of:		
Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
For Deductions Allowed Over A Period Of:			
Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%



FOR STAFF USE ONLY:

Declaratory Passed \_\_\_\_\_ 19\_\_\_\_  
 Confirmatory Passed \_\_\_\_\_ 19\_\_\_\_  
100 FT Jobs Currently  
2 PT Jobs Currently  
 \$ 26,180 Current Average Annual Salary

70 FT Jobs to be Created  
3 PT Jobs to be Created  
 \$ 20,000 Avg Annual Salary of all New Jobs  
100 FT Jobs to be Retained  
2 PT Jobs to be Retained  
 \$ 26,180 Avg Annual Salary of all Retained Jobs

ECONOMIC REVITALIZATION AREA APPLICATION  
 CITY OF FORT WAYNE, INDIANA

APPLICATION IS FOR:

Real estate key no.: 91 0064 1001

(Check appropriate box(es) below)

- ☐ Real Estate Improvements ..... Total cost of improvements: \_\_\_\_\_  
☒ Personal Property (New Manufacturing Equipment) ... Total cost of improvements: 1,100,000  
 TOTAL OF ABOVE IMPROVEMENTS: 1,100,000

GENERAL INFORMATION:

Applicant's name: C.A. Wilson Telephone: 219-432-3600

Name of applicant's business: Acro Products Inc.

Address of applicant: 2701 Dwenger Ave.  
Fort Wayne, IN 46803

Address of property to be designated: \_\_\_\_\_

Name of business to be designated, if applicable: \_\_\_\_\_

Contact person:

Name: C.A. Wilson III or P.A. Kephart Telephone: 219-432-3600

Address: 3134 Mallard Cove Lane  
Fort Wayne, IN 46804

☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?

☐ Yes ☒ No Will the proposed project have any adverse environmental impact?

Describe: \_\_\_\_\_

Describe the product or service to be produced or offered at the project site?

Custom rubber molded/manufactured parts; tooling; mold design. Auto trans. elect motor

Food Service

In order to be considered an Economic Revitalization Area, Indiana Law requires that the area be undesirable of normal development. What evidence can be provided that the property on which the project is located has become undesirable for, or impossible of, normal development and occupancy because of age, lack of development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property or is an area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues?

Property is bordered on one side by sewage treatment facility and another by the Maumee River, on a third, the street. Power is maxed out. Building is obsolete without further investment in improvements.



## REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

Describe any structure(s) that is/are currently on the property: \_\_\_\_\_

Describe the condition of the structure(s) listed above: \_\_\_\_\_

Describe improvements to be made to property to be designated: \_\_\_\_\_

Start and stop dates for project: \_\_\_\_\_

Current land assessment:\$ \_\_\_\_\_ Current improvements assessment:\$ \_\_\_\_\_

Current total real estate assessment:\$ \_\_\_\_\_

Most recent annual property tax bill on property to be designated:\$ \_\_\_\_\_

What is the anticipated first year tax savings attributable to this designation? \$ \_\_\_\_\_

How will you use these tax savings? \_\_\_\_\_

## PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if you are requesting a deduction from assessed value for installation of new manufacturing equipment.

Describe the new manufacturing equipment to be installed at the project site: injection presses, extrusion mills,  
compression presses, ancilliary equipment, quality measurement scopes, material handling  
equipment.

Equipment purchase start & stop dates: 3/94-4/98 Equipment installation start and stop dates: 3/94-8/98

Current personal property assessment:\$ 241,630.00 Most recent annual personal property tax bill:\$ 21,349.00

What is the anticipated first year tax savings attributable to this designation? \$ 34,133.30 How will you use these  
tax savings? Use dollars for expanded employee training programs/purchase of non-manufacturing  
assets (i.e. office equipment, phone systems, etc.)

## PUBLIC BENEFIT INFORMATION

Permanent full-time and part-time employment by the applicant in Fort Wayne?

Current: 100 Full-time 2 Part-time Average annual salary of all: \$ 26,180.00

Current annual area payroll:\$ 2,021,729.00

Number of permanent full-time and part-time employees to be created or retained as a result of this project? 20,000

Created: 70 Full-time 2 Part-time Average annual salary of all: \$ 20,000

Retained: 100 Full-time 2 Part-time Average annual salary of all: \$ 26,180.00

When do you anticipate reaching the above levels of employment? Over the next 4 years.

Additional annual area payroll as a result of this project:\$ 360,000.00 annually \$1,400,000 over course of  
the project.

Types of jobs to be created as a result of this project? Production machine operators, testing/inspection  
workers, supervisory, finishing/trim workers.

Annual salaries of all jobs to be created/retained from this project?

High \$ 56,000.00 Low \$ 16,640.00 Average \$ 20,000.00



Check the boxes below if the jobs to be created will provide the listed benefits:

- ☒ Pension Plan
- ☒ Tuition Reimbursement
- ☒ Major Medical Plan

- ☒ Life Insurance
- ☒ Disability Insurance

List any benefits not mentioned above:  
\_\_\_\_\_  
\_\_\_\_\_

Will your company use any of the following employment and training agencies to recruit/train new employees? If so, please check the appropriate boxes:

- ☐ Anthony Wayne Services
- ☒ Indiana Dept of Employment & Training Services
- ☐ Benito Juarez Center
- ☒ Indiana Institute of Technology
- ☒ Catholic Charities of Fort Wayne
- ☒ Indiana Purdue University at Fort Wayne
- ☐ Community Action of Northeast Indiana, Inc.
- ☐ Indiana Vocational Rehabilitation Services
- ☐ Fort Wayne Rescue Mission
- ☒ IVY Tech
- ☐ Fort Wayne Urban League, Inc.
- ☒ JobWorks
- ☐ Fort Wayne Womens Bureau
- ☐ Lutheran Social Services, Inc.
- ☒ Indiana Department of Commerce
- ☐ Wayne Township Trustee
- ☐ Indiana Department of Public Welfare

EXHIBITS

The following exhibits must be attached to the application.


- 1. Full legal description of property. (Property tax bill legal descriptions are not sufficient.)
- 2. Check for application fee made payable to the City of Fort Wayne.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 700
\$1,000,001 and over	\$1,000

- 3. Owner's Certificate (if applicant is not the owner of property to be designated).

ATTACHED

I hereby certify that the information and representation on this application and attached exhibits are true and complete and that no building permit has been issued for construction of improvements, nor has any manufacturing equipment which is a part of this application been purchased and installed as of the date of filing of this application.

  
\_\_\_\_\_  
Signature of Applicant

3/1/24  
\_\_\_\_\_  
Date



1529 Roy St.

EXHIBIT A

83-000555

PERSONAL REPRESENTATIVES' DEED

DEBORAH K. MARTIN and ELIZABETH M. MARTIN, Co-Personal Representatives of the Estate of Valette Martin, pursuant to the authority vested in said Personal Representatives under the Last Will and Testament of said Valette Martin, for and in consideration of the payment of one dollar (\$1.00) and other valuable consideration, CONVEY to DALE H. SCHERER and TOM MARTIN, partners doing business as D V T, the following real estate situated in Allen County, Indiana:

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ALLEN COUNTY RECORDER

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*Virginia L. Thompson*

DULY ENTERED FOR TAXATION

JAN 11 1983

*Liloria J. Hoeglein*  
AUDITOR OF ALLEN COUNTY

*Dale Scherer*  
529 Roy St.  
City - 46

INSTRUMENT Q

65457.00  
C  
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of a railroad spur track of said railway; thence south 54 degrees east along the said spur track, a distance of 132 feet to the north right-of-way line of said New York, Chicago & St. Louis Railway at the point of beginning; containing 4.61 acres of land, inclusive of the land lying between the high bank and water mark of said river.

EXCEPT THE FOLLOWING DESCRIBED REAL ESTATE:

Commence on the north right-of-way line of the former New, Chicago & St. Louis Railroad, now the Norfolk & Western Railroad, at a point situated 264.0 feet North 74 degrees 30 minutes west of the point of intersection of said right-of-way line by the east line of said Section 6; thence running north 74 degrees 30 minutes west along the aforesaid right-of-way line, a distance of 392.92 feet to its intersection by the east line of Edsall Avenue as opened by Declaratory Resolution No. 618-1929, by the Board of Public Works of the City of Fort Wayne and recorded in Plat Book 13, page 123, in the Office of the Recorder of said county; thence north 0 degrees 23 minutes east along the east line of said Edsall Avenue, a distance of 189.1 feet; thence south 88 degrees 47 minutes east, a distance of 287.8 feet; thence south 4 degrees 30 minutes west, a distance of 211.7 feet; thence south 54 degrees 00 minutes east, a distance of 132.0 feet to the point of beginning; containing 1.49 acres of land. Being the property heretofore conveyed to Levin and Sons, Inc. by said partners.  
Subject to all liens and encumbrances of record.  
Subject to all easements and restrictions of record.  
Subject to all taxes and assessments.

It is the intention of this Deed to divest the said Valette Martin and her estate of any interest that she might have in said partnership and real estate.

IN WITNESS WHEREOF, said DEBORAH K. MARTIN and ELIZABETH M. MARTIN, Co-Personal Representatives of the Estate of Valette Martin, deceased, have hereunto set their hands and seals this 15th day of October, 1982.

Deborah K. Martin  
DEBORAH K. MARTIN

Elizabeth M. Martin  
ELIZABETH M. MARTIN



REAL PROPERTY IMPROVEMENTS/NEW MANUFACTURING EQUIPMENT:

Computer system for SPC data collection, compression molding equipment, automated control units, inspection tools, scopes, rubber milling and extrusion equipment, injection rubber molding equipment, air compressor systems. Leasehold improvements to include additional electric panels and support systems for increased manufacturing capacity.



February 24, 1994

Department of Economic Development  
City-County Building  
Room 840  
One Main Street  
Fort Wayne, IN 467802

Attention: Economic Development Council

This letter is to act as an "Owner's Certificate" and confirm that DVT Partnership owns the property at 2701 Dwenger Street, Fort Wayne, IN 46803, which is being leased to ACRO PRODUCTS, INC. to house their manufacturing activities. As owner, DVT Partnership pays the real estate taxes associated with this real estate property.

Sincerely,



Dale Scherer





# STATEMENT OF BENEFITS

State Form 27167 (R3 / 11-91)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

The records in this series are CONFIDENTIAL according to IC 6-1.1-35-9

FORM  
SB - 1

## INSTRUCTIONS:

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment, or **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and the "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, or prior to installation of the new manufacturing equipment, **BEFORE** a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after July 1, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer Acro Products Inc.	
Address of taxpayer (street and number, city, state and ZIP code) 2701 Dwenger Ave., Fort Wayne, IN 46803	
Name of contact person Pamela Kephart	Telephone number ( 219 ) 432-3600

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT		
Name of designating body		Resolution number
Location of property 2701 Dwenger Ave., Fort Wayne, IN	County Allen	Taxing district
Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary) **See attached sheet.**		Estimated starting date 12/93
		Estimated completion date 04/98

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 100	Salaries 2,021,729	Number retained	Salaries	Number additional 70	Salaries 1,400,000

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT				
	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values			1,506,977	241,630
Plus estimated values of proposed project			1,239,000	
Less values of any property being replaced			139,000	
Net estimated values upon completion of project			2,606,977	

SECTION 5 OTHER BENEFITS PROMISED BY THE TAXPAYER	

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative 	Title VICE PRESIDENT	Date signed (month, day, year) 3/1/94





## MEMORANDUM

TO: Common Council Members

FROM: Karen A. Lee *K.A. Lee*  
Economic Development Specialist, Department of Economic Development

DATE: April 26, 1994

SUBJECT: Personal Property Tax Abatement Application dated March 3, 1994 for Acro Products, Inc.  
Address: 2701 Dwenger Avenue, Fort Wayne, Indiana 46803

### Background

*94-04-32*

**Description of Product or Service Provided by Company:** Acro Product's manufacturing facility is situated on the banks of the Maumee River, just east of the city's waste treatment facility of Dwenger Avenue. Currently, approximately 100 employees are involved in the production of custom molded rubber components which are made for a variety of different industries, such as; electric motors, automotive, transportation, medical, environmental, agricultural, and several others.

**Description of Project:** Acro would like to purchase several pieces of equipment such as an injection press, extrusion mills, compression presses, ancillary equipment, quality measurement scopes, and material handling equipment.

Average Annual Wage:	\$20,000	Total Project Cost:	\$1,100,000
Number of Full Time Jobs to be Created:	70	Councilmanic District:	1st
Number of Part Time Jobs to be Created:	2	Existing Zoning of Site:	M-3

### **Project is Located Within a:**

Designated Downtown Area:	Yes__ No <u>x</u>	Redevelopment Area:	Yes__ No <u>x</u>
Urban Enterprise Area:	Yes__ No <u>x</u>	Platted Industrial Park:	Yes__ No <u>x</u>

### Effect of Passage of Tax Abatement

Will allow for the creation of 70 full-time positions, which will consist of production machine operators, testing/inspection workers, supervisory, and finishing/trim workers.

### Effect of Non-Passage of Tax Abatement

Project will not take place therefore resulting in 70 positions not being created in the community.

### Staff Recommendation

Per the established policy of the Department of Economic Development, the following recommendations are made:

1. Designation as an "Economic Revitalization Area" should be granted.
2. Designation should be limited to a term of four years.
3. The period of deduction should be limited to five years.

Signed: Karen A. Lee Title Economic Development Specialist

Comments

DIRECTOR: Elizabeth A. New



Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Acro is requesting a tax abatement in order to purchase several pieces of equipment, which will include injection presses, extrusion mills, compression presses, ancillary equipment quality measurement scopes, and material handling equipment.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

EFFECT OF PASSAGE Will allow for the creation of 70 full-time positions, consisting of production machine operators, testing/inspection workers, supervisors, and finishing/trim workers.

EFFECT OF NON-PASSAGE Project will not take place therefore resulting in 70 positions not being created in the community.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \_\_\_\_\_

\_\_\_\_\_

ASSIGNED TO COMMITTEE (PRESIDENT) Donald J. Schmidt

BILL NO. R-94-04-32

REPORT OF THE COMMITTEE ON  
FINANCE  
CLETUS R. EDMONDS - DONALD J. SCHMIDT - CO-CHAIR  
ARCHIE L. LUNSEY  
DAVID C. LONG

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating "Economic  
Revitalization Area" 2710 Dwenger Avenue (Acro Products, Inc.)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(~~ORDINANCE~~) (RESOLUTION) \_\_\_\_\_

DO PASS

DO NOT PASS

ABSTAIN

NO REC

*Rebecca Perrie*

*Samuel J. Talarico*

*Don J. Schmidt*

*Cletus R. Edmonds*

*Archie Lunsey*

DATED: 4-26-94.

Sandra E. Kennedy  
City Clerk